ARCHITECTURAL SPECIFICATIONS – TABLE OF CONTENTS

00001 - INTRODUCTORY INFORMATION

1.1 Scope: It is the purpose of these outline specifications format to set forth the minimum general requirements for the completed facility as well as to clarify points of particular interest to the Lessee.

A. Actual design, construction, and performance of the building, building systems, site and ground utilization, etc. are the responsibility of the Lessor.

B. The Lessor shall obtain the services of an independent architect/engineer to provide the construction drawings and specifications pursuant to the Lessee's requirements.

C. The architect/engineer shall be responsible for presiding over and generating periodic progress meetings, minutes of meetings, and periodic on-site construction inspections to verify the provisions of the drawings and specifications.

1.2 Construction Documents: the Lessor shall submit to the Department of Management and Budget, Office of Facilities, Real Estate Division (DMB), and the Property Management Division three (3) sets of complete construction drawings and specifications bearing the seal of a licensed architect or engineer in the State of Michigan, for review and approval.

A. While the approved drawings and specifications will become a part of the Lease, in the event there is a discrepancy between these outline specifications and the Lease, and the approved construction drawings, the outline specification and the written Lease document shall prevail.

B. The Construction Documents shall be approved by the Lessee before remodeling or new construction is started.

C. Approval of these documents does not waive the Lessor's responsibility to comply with the provisions of the Lease and Outline Specifications.

D. Construction drawings shall include a complete architectural site plan indicating boundary and/or topographic surveys, demolition, erosion plan, grading, lighting, utilities, building location, sidewalks, parking lot, drives, curbs, fences, signs, landscaping, and other site considerations.

E. Construction specifications shall follow the AIA/CSI format and shall p provide details and data not provided in the Outline Specifications.

F. All design considerations shall be based on the Lessor's knowledge of the intended use of the Leased premises. The Lessee's process of plans and specifications review and subsequent approval does not relieve the Lessor from any responsibility to provide an end product that is safe, comfortable and functionally satisfactory to serve as an office facility for the Lessee.

G. The Leased premises shall be designed in such a manner as to insure an economical and efficient use of space, adequate natural light, ventilation, circulation patterns and code compliance.

01000 - PROJECT SUMMARY

1.1 Project Name and Location

New Office building

State of Michigan

A. The project is a building for State of Michigan in Lansing, Michigan to be located on a site proposed by the Lessor receiving the award. The building will be a new or fully renovated facility including offices, training and conference.

B. Special Requirements:

1. Owner - Furnished and State- Installed Items:

a. Coordinate installation (by State) of State supplied furniture and other furnishings with base building construction schedule.

1.2 Permits

A. The Lessor or its representative shall obtain all necessary building, zoning, and other permits as required for the complete construction of the Leased premises.

1. Final Construction Documents

a. Prior to start of construction the Lessee shall be furnished free of charge, Five (5) copies of prints of the final approved drawings and specifications from the Lessor at the usual charge for reproduction and handling.

2. Compliance:

a. Construction shall be done in strict accordance with approved plans and specifications. The Lessee reserves the right to make periodic inspections of the construction to ascertain whether construction and workmanship are as represented by approved drawings, and that the Leased premises is also representative of practices of construction that are reasonable and customary in the industry.

b. To facilitate inspections of critical items, a certain reasonable number of special inspections will be identified as required at a Pre-Construction Meeting, to be chaired by an authorized representative of the Lessee. Construction of the item(s) to be inspected will not proceed until the Lessee has inspected and approved the work to that point. These must be given at least two (2) work days notice of when special inspections will occur and inspection will be made within one (1) workday; otherwise, construction can proceed as planned. The Pre-Construction meeting will be called by the Real Estate Division Property Analyst and moderated by an authorized representative of the Office of Facilities.

c. Periodic site inspections will be made by the Lessee or by a licensed architect/engineer hired by the Lessee for this purpose. This does not relieve the Lessor from providing architect/engineer inspections during the construction phase.

d. If any materials or workmanship provided are other than as indicated on drawings, or specified, the Lessee may direct that the portion of the

work that is not satisfactory be removed and replaced or otherwise corrected, at no additional cost to the State.

e. Any reference to a specific brand and/or model is intended to establish quality, operating characteristics, or type are acceptable. The entire burden of establishing equality of alternate brands, types, sizes, etc., shall rest with the Lessor and the Lessor shall provide proof of "equal or better" upon request by the State.

1.3 Testing

A. Testing Agency: Independent testing agency engaged and paid for the Contractor, after the t4esting agencies qualifications have been submitted to and written approval obtained from the State of Michigan.

1.4 Coordination:

A. Coordination of site work, utilities, and building construction is required throughout construction.

1.5 Progress Schedule and Subcontractors:

A. Within ten (10) days after the Preconstruction Meeting, the Lessor shall submit to the Lessee a copy of a proposed CPM chart construction schedule, a list of all subcontractors, and shop drawings and catalogues specified below.

B. The Progress Schedule shall include the following:

1. The anticipated date of commencement and completion of the various operations to be performed under the Lease, including submission of samples and other information requiring prior approval of the Lessee, which directly control the key operations.
2. The estimated time required for fabrication or delivery, or both, of controlling materials and equipment required for the work.
3. The "schedule" shall be predicated on the completion of all the work on or before the date specified.
4. After being accepted by the Lessee as satisfactory, the schedule shall be strictly adhered to by the Lessor, subject to approved change order(s) to the Lease.

1.6 Field Engineering:

A. Underground Utilities: Verification and location of underground utilities, facilities, and equipment.

B. Layout: Layout for site improvements, utilities, and structures.

1.7 Project Meetings:

A. Regularly scheduled construction Progress Meetings shall be held at the job-site or a mutually agreed upon location between the Lessor, and the Lessee.

B. The Lessor shall include general contractors and sub-contractors as necessary.

C. A first meeting shall be held prior to commencement of actual construction (a Preconstruction Meeting referenced above) and held monthly thereafter until the Leased premises are completed.

D. The meeting schedule may be altered when mutually agreeable between the Lessor and the Lessee.

E. The Architect/Engineer retained by the Lessor shall record minutes of meetings and coordinate distribution of submittal, etc.

1.8 Required Submittals:

A. Prior to commencement of construction, the Lessor shall submit two copies of all Shop Drawings and Manufacturers' Catalogue information for all construction items proposed for use by the Lessee's authorized representative.

1. These drawings shall include complete schedules for finishes, doors, floors, ceilings, hardware, plumbing fixtures and accessories, HVAC equipment and accessories, etc.
2. Shop Drawings and Manufacturer's Catalogue information shall be checked and approved by the Lessor's Architect/Engineer.

B. Monthly written Construction Progress Reports and site inspection approvals shall be prepared by the Lessor's Architect/Engineer and copies submitted to the Lessee.

C. Construction tests such as soil borings, concrete mix designs, and other pertinent field verifications shall be submitted to the Lessee prior to construction.

D. Upon Substantial Completion of construction within 30 days, the Lessor shall submit to the Lessee the following:

1. Two complete sets of reproducible (Mylar) As-Built Drawings corresponding to the approved construction drawings.
2. Two copies of the final approved Floor Plans in the form of a computer disc(s) compatible with AutoCAD software.
3. Two complete sets of permanent operations manuals, instructions, and manufacturers' repair and maintenance information for all systems and equipment. These items shall be bound in a ring binder.
4. One reduced size composite floor plan (11"x17") designating all emergency valves, switches, controls, locations of equipment that will require periodic maintenance, etc. Provide the Lessee's designee with training to understand and familiarize occupants with building controls and systems locations/operations, etc.

1.9 Temporary Facilities:

A. New temporary utility services shall be obtained and paid for by the contractor.

B. Temporary construction office, material storage yard, office for State of Michigan use, support facilities, and security measures for all facilities shall be provided by the contractor.

1.10 Change Order and Field Bulletin Procedures:

A. Any changes in construction requirements that occur after the final approval of design and construction documents shall be initiated by a bulletin from the Lessor's architect/engineer requesting prices for changes proposed. Either the Lessor or

the Lessee may make requests for changes consistent with Article III of the Lessee.

B. Requests for bulletin change shall be complete with drawings and/or other supporting documentation.

C. The Lessor shall submit a detailed breakdown of costs to Lessee through DMB's Real Estate Division, after review and approval by the Lessor's architect/engineer.

D. The Lessee, through DMB's Office of Facilities, will review and recommend the adequacy of pricing only to DMB/Real Estate Division and the Lessee.

E. The Lessee will advise DMB's Real Estate Division in writing: (1) if it wants the changes made, and (2) that it has the funds to pay for the proposed changes.

F. All changes are to be included in the as-built drawings regardless of whether the request is initiated by the Lessor or by the Lessee and regardless of whether a cost is associated with the change.

G. All changes or deletions which result in a change of construction expense shall be provided on the basis of an itemized breakdown of the actual cost plus 20% for overhead and profit for work done by the Lessor or its general contractor. On work performed by a subcontractor, the Lessor or prime contractor is allowed a 7-1/2% handling charge. The subcontractor will then receive the 20% addition for overhead and profit.

H. Payment for such changes, additions or deletions shall be made as a lump-sum adjustment with the first monthly rental payment.

I. All change orders shall be issued in writing by the DMB's Real Estate Division, on a construction change order notice all as required by Article III of the Lease. The Lessor will be responsible for the cost of any unauthorized changes.

1.11 Contract Close Out:

A. The Lessor shall notify the Lessee when the work will be Substantially Complete and ready for inspection and preparation of a list of minor replacement, correction, adjustment and touch-up items.

1. All concerned parties shall attend the Substantial Completion.
2. The Lessor shall complete all work required by the date set for final acceptance by the Lessee.
3. Provide a pest control application for the elimination and/or control of insects and rodents one-week before opening.

B. Final Clearing:

1. The Lessor shall remove from the Leased premises all surplus building material and rubbish; clean or re-clean entire work to normal level for "first class" maintenance/cleaning of building projects of a similar nature; and remove non-permanent protection and labels, polish glass, clean exposed finishes, touch up minor finish damage, clean or replace filers of mechanical systems, remove debris and broom clean non-occupied spaces, sanitize plumbing/food service facilities, clean light fixtures and replace burned out/dinned lamps, sweep and wash new paved areas, police yards and

grounds, and perform similar cleanup operations needed to produce a “clean” condition.

2. No payments will be authorized until final cleanup is accomplished and inspection is made by the Lessee.

02511 - ASPHALTIC CONCRETE PAVING

1.1 Materials

A. Asphalt Cement: ASTM D946, AC-5, 120-150; 5 percent of mixture by weight.

B. Aggregate for Binder Course Mix: State of Michigan Highway Standard, 20A;per MDOT 1100L mix.

C. Aggregate for Topping Course Mix: State of Michigan Highway Standard, 20AAA per MDOT 1300T mix.

D. Fine Aggregate: Coarse sand, State of Michigan Highway Standard.

E. Mineral Filler: Finely ground particles of limestone, hydrated lime or other mineral dust, free of foreign matter.

1.2 Accessories

A. Primer: Homogeneous, medium curing, liquid asphalt, MDOT Standards of MC-30, MC-70, or MS-OP.

B. Tack Coat: Homogeneous, medium curing, liquid asphalt, MDOT Standards of SS-1H, or CRS-1; 0.05 to 0.10 gallons per square yard.

C. Seal Coat (Paving): Asphalt Institute Manual S-4, sand slurry type; similar to “Jennite” by Neyra Industries, “J-16: by Maintenance, Inc.; or, other approved equivalent.

1.3 Asphalt Paving Mix

A. Use drive material to avoid foaming. Mix uniformly.

B. Binder Course: 4.5 to 6 percent of asphalt cement by weight in mixture in accordance with Asphalt Institute Manual MS-4, MS-13, and State of Michigan Highway Standard.

C. Surface Course: 5 to 7 percent of asphalt cement by weight in mixture in accordance with Asphalt Institute Manual MS-4, MS-13, and State of Michigan Highway Standard.

02520 - PORTLAND CEMENT CONCRETE PAVING

1.1 Concrete: ASTM C150, Type I, Portland Cement; ASTM C33, normal weight aggregates; potable water.

1.2 Design Mix: ASTM C94, 4000 psi, 28 day minimum compressive strength.

1.3 Slump Limits: 8” minimum with superplasticizer, 3” otherwise.

1.4 Air content: 6 percent.

1.5 Broom finish

1.6 Wire Mesh: Welded plain steel wire fabric, ASTM A185.

1.7 Reinforcing Bars: Deformed steel bars, ASTM A615, Grade 60.

1.8 Fabricated Bar Mats: Steel bar or rod mats, ASTM A184, using STM A615, Grade 60 steel bars.

1.9 Joint Dowel Bars: Plain steel bars, ASTM A615, Grade 60.

1.10 Hook Bolts: ASTM A307, Grade A threaded bolts.

1.11 Liquid-membrane Forming and Sealing Curing Compound: ASTM C309, Type I, Class A.

1.12 Bonding Compound: Polyvinyl acetate or acrylic base.

1.13 Epoxy Adhesive: ASTM C881.

1.14 Minimum 6" sand-gravel sub-base MDOT 23A.

1.15 Stripping System: Water borne acrylic paint.

A. Timing device.

B. Rain gauge/detector.

03300 - CAST-IN-PLACE CONCRETE

1.1 Concrete Design Mixes, ASTM C94, 28 day compressive strength.

	Fc, psi at 28 days	Max WC Ratio	Max Slump (Inches)	Total Air Content (+/- 1-1/2%)
Cast-in-place concrete:				
Footings	4000	0.45	4	no test
Grade beams	4000	0.45	3*	7
Utilities	3000	0.45	3*	7
Slab on grade	3500	0.45	3*	7
Stairs, landings, lobbies	5000	0.40	3*	7
Pour strips, topping	5000	0.40	3*	7
Paving	4000	0.45	3*	7
All other	4000	0.45	3*	7
Other concrete concrete:				
Columns base	8000		0	no test

drypack				
Masonry wall grout fill	3000		8	no test
N.S.N.S grout	8000		0	no test

***** Prior to adding superplaticizer .....

04200 - UNIT MASONRY

1.1 Face Brick

A. Size: Standard, 3-5/8” x 2-1/4” x 8”.

B. Size: Utility 3-5/8” x 3-5/8” x 11-5/8”.

C. Grade: ASTM C216, Grade SW, severe weathering type.

D. Special Shapes: As required by building configuration.

E. Bond Pattern: Running bond.

1.2 Concrete Masonry Units

A. Hollow Load-Bearing Concrete Masonry Units: ATM C90, 1900 psi compressive strength, normal weight.

B. Size: Face dimension of 7-5/8” x 15-5/8”.

C. Concrete Building Brick: ASTM C55.

D. Special Finish: As selected by architect.

E. Special Shapes: As required by building configuration.

F. Bond Pattern: Running bond.

05120 - STRUCTURAL STEEL

1.1 Steel Materials

A. Structural Steel Shapes, Plates, and Bars: ASTM A36 Fy=36 Ksi or ASTM A572 Fy=50 Ksi.

B. Cold-Formed steel Tubing: ASTM A5090, Grade b.

C. Hot-Formed Steel Tubing: ASTM A501.

D. Steep Pipe: ASTM A53, Type E or S, Grade B; or ASTM A501.

E. Steel Castings: ASTM A27, grade 65-35.

F. Headed Stud-Type Shear Connectors: ASTM A108, Grade 1015 or 1020.

G. Anchor Bolts: ASTM A307, nonheaded type.

H. Unfinished Threaded Fasteners: ASTM A325 or ASTM A490, as applicable.

05400 - COLD FORMED METAL FRAMING

1.1 Cold-Formed Metal Framing Materials.

A. Stud Type: C-shaped load bearing steel studs.

B. Joist Type: C-shaped steel joists.

C. Units 16 gauge and heavier: ASTM A446, A570, or A611, yield point 40 ksi.

D. Units 18 gauge and lighter: ASTM A446, A570, or A611, yield point 33 ksi.

E. Finish: Galvanized, ASTM A525, G60.

05500 - METAL FABRICATIONS

1.1 Metal Fabrications

A. Loose bearing and leveling plates.

B. Loose steel lintels.

C. Framing and supports for suspended toilet partitions.

D. Framing and supports for suspended folding partitions.

E. Miscellaneous steel trim.

F. Shelf and relieving angles.

G. Metal bar gratings.

H. Floor plate and supports..

I. Pipe bollards.

J. Rough hardware.

1.2 Ferrous Materials:

A. Steel Plates, Shapes and Bars: ASTM A36.

B. Rolled Steel Floor Plates: ASTM A766.

C. Steel Bars for Gratings: ASTM A569 or A36.

D. Wire Rod for Grating Cross Bars: ASTM A510.

E. Steel Tubing: ASTM A 500 or A 501.

F. Uncoated Structural Steel Sheet: ASTM A611 or A570.

G. Uncoated Steel Sheet: ASTM A 366 or A 569.

H. Galvanized Steel Sheet, Structural Quality: ASTM A526, G90.

I. Galvanized Steel Sheet, Commercial Quality: ASTM A526, G90.

J. Steel Pipe, Black Finish: ASTM A53.

K. Steep Pipe, Galvanized Finish: ASTM A53.

L. Gray Iron Castings: ASTM A48, Class 30.

M. Malleable Iron Castings: ASTM A47, grade 32510..

N. Reinforcing Bars: ASTM A 615, Grade 60.

O. Brackets, Flanges, and anchors: Cast of formed metal.

P. Concrete Inserts: Threaded or wedge type.

Q. Welding Rods and Bare Electrodes: AWS specifications.

R. Zinc-Coating: Hot-dip galvanized coating for materials in exterior assemblies or exterior walls.

1.3 Stainless Steel Materials

A. Bar Stock: ASTM A276, Type 302 or 304.

B. Plate: ASTM A167, Type 302 or 304.

1.4 Aluminum Materials:

A. Extruded Bars and Shapes: ASTM B221 aluminum alloy.

B. Rolled Tread Plate: ASTM B 632 aluminum alloy.

C. Rivets: ASTM B 316, aluminum alloy.

D. Sheet for Expanded Aluminum Grating: ASTM B209.

E. Fasteners: ASTM A 153.

F. Finish: Clear anodized.

1.5 Fasteners:

A. Bolts and Nuts: Hexagon head type, ASTM A307, Grade A.

B. Lag Bolts: Square head, FS, FF-B-561.

C. Machine Screws: Cadmium plated steel, FS FF-S92.

D. Wood Screws: Flat head carbon steel, FS FF-S-111.

E. Plain Washers: Round carbon steel, FS FF-W-92.

F. Drilled-In Expansion Anchors: FS FF-S-325.

G. Toggle Bolts: Tumble-wing type, FS FF-B-588.

H. Lock Washers: Spring type carbon steel, FS FF-W-84.

I. Zinc-Coating: Fasteners in exterior assemblies or exterior walls.

J.

K. Castings: ASTM B26, alloy A356 T7.

06100 - ROUGH CARPENTRY

1.1 Dimension lumber.

A. Light Framing: Stud, No. 3 or standard grade.

B. Structural Framing: Select structural No. 1 grade.

C. Species: Any species of grade indicated.

Exposed Framing: Appearance grade.

1.2 Boards:

A. Exposed Boards: 15% moisture content.
B. Concealed Boards: 19% moisture content.

1.3 Miscellaneous Lumber:
A. Moisture Content: 19%.
B. Grade: Standard grade light framing.

1.4 Particleboard:
A. Underlayment: ANSI A208.1, grade 1-M-1, grade marked.
B. Sub flooring: ANSI A208.1, grade 2-M-W (waferboard) or Grade 2-M-3.

1.5 Gypsum Sheathing:
A. Material: Glass-fiber-surfaced-gypsum sheathing board.
B. Type: Type X fire-resistant ASTM C79.

1.6 Plastic Board Sheathing:
A. Material: Polyisocyanurate, FS HH-I-1972/1 for Class 2.

1.7 Lumber Standards and Grade Stamps: PS20, American Softwood Lumber Standard and inspection agency grade stamps.

1.8 Preservative Treatment: AWPA C2 for lumber and AWPA C9 for plywood; noncorrosive type.

1.9 Fire Retardant Treatment: AWPA C20 for lumber and AWPA C27 for plywood; non-corrosive type.

06402 - FINISH CARPENTRY

1.1 Interior Standing and Running Trim and Rails:
A. Species for Transparent Finish: Rift sawn red oak or comparable quality.
B. Grade: Premium.

1.2 Interior Wood Casework:
A. Species for Transparent Finish: Rift/sawn/cut red oak or comparable quality.
B. Grade: Premium.
C. Face Style: Flush
D. Frame Fabrication: Face Frame
E. Grain Matching: Vertical.
F. Veneer Matching of Leaves: End.
G. Veneer Matching in Panel Face: Slip.

1.3 Interior Laminate-Clad Casework:
A. Laminate: High pressure decorative laminate, NEMA LD-3.

B. Grade: Premium.

C. Face Style: Flush

D. Frame Fabrication: Face Frame.

1.4 Casework Hardware and Auxiliary Materials:

A. Hardware Standard: ANSI/BHMA A156.9.

B. Hardware Finish and Base Metal: Satin stainless steel.

C. Glass: Clear Tempered glass, ASTM C1048.

1.5 Interior Ornamental Items:

A. Species for Transparent Finish: Rift sawn red oak or comparable quality.

B. Grade: Premium.

07210 - BUILDING INSULATION

1.1 Board Insulation:

A. Type: Extruded polystyrene ASTM C578 compressive strength minimum 25 psi, water absorption per ANSI/ASTM D2842, 0.15 percent.

B. Vapor Retarder: Integral vapor retarder as required for application.

1.2 Blanket/Batt Insulation:

A. Type: Glass fiber or mineral slag fiber, ASTM C665, Type I (unfaced).

B. Type: Glass fiber or mineral slag fiber, ASTM C665, Type III (foil-scrim-kraft vapor-retarder membrane).

1.3 Acoustical Insulation:

A. FS-HH-I-521, preformed mineral wool friction fit, thickness and density as required, for STC rating.

1.4 Loose Fill Insualtion:

A. Type: Loose granular vermiculite, ASTM C516, Type II.

1.5 Vapor Retarder (not integral with insulation).

A. Type: Reinforced 2-ply polyethylene, 6 to 8 mils.

07900 - JOINT SEALERS

1.1 Silicone Elastomeric Joint Sealants:

A. Type and Applications: One-part nonacid-curing silicone sealant, ASTM C920, for vertical and horizontal joints, modules as required for application, exterior and interior use.

1.2 Polysulfide Elastomeric Joint Sealants:

A. Type and Application: Two-part non-sag polysulfide sealant, ASTM C920, for vertical joints, exterior and interior.

1.3 Compression Seals:

A. Type: preformed hollow neoprene gasket, ASTM D2628.

B. Application: Wide exterior joints in vertical surfaces.

1.4 Fire-Resistive Joint Sealers:

A. Type: Foamed-in-place fire-stopping sealants.

B. Application: Penetrations in fire-rated floor and wall assemblies.

1.5 Specialty Sealants:

A. Type of Application: Synthetic rubber acoustical sealant at concealed joints.

1.6 Paving Joint Fillers:

A. Type: Bituminous fiber.

B. Application: Filler for exterior paving joints.

08111 - STANDARD STEEL DOORS AND FRAMES

1.1 Steel Doors:

A. Door Type: Flush steel doors with hollow or composite construction.

B. Interior Doors: ANSI/SDI-100, Grade II, heavy-duty, minimum 16 gauge cold-rolled steel, 1 ¾" thick.

C. Exterior Doors: ANSI/SDI-100, Grade III, extra-heavy-duty, minimum 16 gauge galvanized sheet steel, 1 ¾" thick insulated core.

D. Accessories: Sight-proof stationary louvers and glazing stops.

E. Finish: Factory primed and field painted.

1.2 Steel Frames:

A. Interior Frames: Welded type, 16-gauge sheet steel, mitered or coped corners.

B. Exterior Frames: Welded type, 16 gauge galvanized sheet steel, mitered or coped corners.

C. Accessories: Door silencers and plaster guards.

D. Finish: Factory primed and field painted.

08211 - FLUSH WOOD DOORS

1.1 Interior Solid Core Doors:

A. Grade: Premium grade.

B. Construction: 5-ply or 7-ply construction with particleboard or glued-block core.

C. Finish: Satin as selected and transparent finish on rift-cut red oak (or comparable quality) faces, factory or field applied.

08410 - ALUMINUM ENTRANCES AND STORE FRONTS

1.1 Aluminum Entrances and Storefront:

A. Door Style: Medium stile and rail doors.
B. Aluminum Members: ASTM B221, B209 and B211.
C. Steel Reinforcement: ASTM A36, ASTM A611, and ASTM A570.
D. Glass and Glazing: Insulating glazing.
E. Glazing Color: type and color to match windows.
F. Door Hanging Devices: Center pivot sets.
G. Closers: Concealed, head mounted.
H. Closer Operation: Singe acting closers.
I. Aluminum finish: Fluropolymer, Kynar 500, 2-coat system.
J. Electric-strike release.
K. Exit devices.
L. Deadbolts.

08460 - AUTOMATIC ENTRANCE DOORS

1.1 Automatic Entrance Doors:

A. Door Operation: One-way swing or sliding doors.
B. Door Style: Medium stile and rail doors.
C. Door Control: Push button automatic control.
D. Operator: Hydraulic operator.
E. Aluminum Members: ASTM B221, B209 and B211.
F. Steel Reinforcement: ASTM A36, ASTM A611, and ASTM A570.
G. Glass and Glazing: Insulating glazing.
H. Glazing Color: To match windows.
I. Closers: Concealed mounting.
J. Aluminum Finish: Fluropolymer, Kynar 500, 2 coat.
K. Guide rails.
L. Push/pulls; doorstops and deadlocks.
M. Weatherstripping and thresholds.

08520 - ALUMINUM WINDOWS

1.1 Materials.

A. Extruded aluminum: ANSI/ASTM B221; 6063-T5 aluminum alloy.

B. Sheet Aluminum: ASTM B209; aluminum alloy.

C. Steel s: ANSI/ASTM A36; shapes to suit mullion s.

D. Touch-Up Primer for Galvanized Surfaces: FS TT-P-641.

1.2 Fabricated Components

A. Frames: thickness as noted on drawings; thermally broken with interior portion of frame insulated from exterior portion, flush applied glass stops of snap-on type.

B. Sills: 125” thick, extruded aluminum; sloped for positive wash; slope depth for under sash leg to ½” beyond wall face; one piece full width of opening; jamb angles to terminate sill length.

C. Fasteners: Stainless steel.

08710 - DOOR HARDWARE

1.1 Door Hardware:

A. Quality Level: Heavy duty commercial type.

B. Locksets and Latchsets: Mortise type, heavy duty lever handle.

C. Lock cylinders shall be type: Best Lock Corporation “9K Varsity Series.”

D. Keying: Owner’s requirements keying and key control system, with master and grand master keying.

E. Hinges and butts: Full-mortise type with non-removable pins at exterior doors.

F. Closers, Door Control, and Exit Devices: High frequency and barrier-free type.

G. Pivots: Offset or center-hung type.

H. Push/Pull Units: Through-bolted type.

I. Hardware Finishes: Polished stainless finish on exposed surfaces.

J. Door Trim Units: Kickplates, edge trim, and related trim.

K. Stops and overhead door holders.

L. Sound stripping.

M. Weatherstripping and thresholds.

N. Electromagnetic hold-open devices.

O. Card-operated opening devices.

P. Push button operators.

08800 - GLASS AND GLAZING

1.1 Glass:

A. Primary Glass Products: Clear float and tinted float glass, ASTM C1036.
B. Heat-Treated Glass Products: Heat-strengthened, tempered, coated, and spandrel glass, ASTM C1048.
C. Laminated Glass Units: Polyvinyl butyl interlayer.
D. Sealed Insulating Glass Units: ATM E774, Class A, low "E."
E. High-Performance Coatings: Low E (low emissivity) type.
F. Mirrors: Silvering and protective coatings.

1.2 Glazing Schedule:

A. Storefront: 1" thick insulating unit, low E glass to match windows.
B. Entrances: 5/8" thick insulating unit, low "E" tempered glass.
C. Mirror: ¼" plate glass.
D. Doors: Tempered or wire glass.
E. Security Glazing: Laminated glass.

09250 - GYPSUM DRYWALL

1.1 Metal Framing Members:

A. Steel studs and runners, 3-5/8" unless otherwise noted, channel-type, 20 gage corrosion resistant steel, spaced at 16-inches on center.
B. Pre-manufactured deflection track at walls extending to the underside of floor or roof decks.

1.2 Gypsum Board:

A. Gypsum Wallboard: ASTM C36, regular, foil-backed, and fire-rated types, 5/8" typical thickness, screw attached.
B. Water-Resistant Gypsum Backing Board: ASTM C630, regular and fire-rated types 5/8" typical thickness.
C. Joint Treatment: ASTM C475 and ASTM C840.
D. Installation Standard: ASTM C840, Level 5 Finish.

1.3 Cementitious Backer Units:

A. Type: ANSI A108.1, cement-coated portland cement panels.
B. Thickness: 5/8" nominal.

1.4 Trim Accessories:

A. Material: Metal or plastic trim.
B. Types: Cornerbead, edge trim, and control joints.

1.5 Wall Reinforcement:

A. Provide wall reinforcement for toilet room accessories, wall mounted mechanical and electrical equipment, wall mounted cabinets and other misc. wall supported accessory items.

B. Materials: 20 gage metal backing plate or fire treated wood.

09270 - GYPSUM BOARD SHAFT WALL SYSTEMS

1.1 Cavity Shaft Wall Assemblies:

A. Shaft wall Board Thickness: Not less than 1".

B. Studs: C-H or double E type studs, not less than 20 gauge.

1.2 Gypsum Board Shaft Wall Materials:

A. Steel Framing: ASTM C645.

B. Gypsum Shaft wall Board: ASTM C442, Type X.

C. Gypsum Wallboard: ASTM C36, Type X.

D. Gypsum Wallboard Joint Treatment Materials: ASTM C475 and ASTM C840.

E. Studs and Tracks: ANSI/ASTM C645 galvanized sheet steel, 25 gauge "C" shape.

09300 - TILE

1.1 Interior Tile:

A. Wall tile over gypsum wallboard.

B. Wall tile over tile backer board at wet areas.

C. Floor tile over concrete slab.

1.2 Tile Materials: ANSI 118 series standard specifications.

1.3 Tile Installation: ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation.

1.4 Unglazed Ceramic Mosaic Tile:

A. Type: Porcelain factory-mounted flat tile with abrasive admixture.

B. Size 2" x 2" minimum.

C. Thickness: ¼" nominal.

D. Face: patterned face with cushion edges.

1.5 Glazed Ceramic Mosaic Wall Tile:

A. Type: Interior type body, flat tile.

B. Face: 2" x 2: minimum.

C. Thickness: ¼" nominal thickness.

D. Face: Plain face with cushion edge.

1.6 Tile Schedule:

A. Toilet Room Walls: Glazed ceramic mosaic tile over gypsum drywall with organic adhesive and latex-Portland cement grout.

B. Toilet Room Floors: Unglazed ceramic mosaic tile over concrete slab with latex portland cement mortar and latex-portland cement grout.

09512 - ACOUSTICAL TILE CEILINGS

1.1 Mineral Base Panels, Water Felted: Equal to Beveled Teglar Cirrus as manufactured by Armstrong Contract Interiors.

A. Type, form and Finish: ASTM E1264, Type III, form 2 with painted finish.

B. Pattern and Sound Transmission Class: Perforated and fissured pattern with NRX of .55 to .65 or greater.

C. Edge Detail: Beveled, kerfed and rabbeted joints.

D. Size: 24 by 24 by ¾".

1.2 Ceiling Suspension Systems, Non-Fire-Resistance Rated: Equal to Silhouette 9/16" bolt slot system, grid face flush with panel (1/4" "T"-bolt recess), with mitered corner for trim grid interface, as manufactured by Armstrong Contract Interiors, or equal.

A. Type: Direct hung double-web intermediate-duty system, ASTM C635.

B. Suspension System Accessories: Attachment devices and hangers, ASTM C635.

09650 - RESILIENT FLOORING AND ACCESSORIES

1.1 Tile Flooring:

A. Vinyl Composition Tile: ASTM F1066, composition 1, non-asbestos formulated, Class 2, 12" by 12" by 1/8" thick.

B. Wall Base: Vinyl wall base 4" height, 1/8" thick. Provide cove base at vinyl composition tile locations and straight base at carpet locations.

C. Resilient stair treads, risers, and skirting: Vinyl or rubber.

D. Edge strips and terminations: Vinyl.

09680 - CARPET

1.1 The State of Michigan has awarded the supply and installation of carpet to a single manufacturer and installer through a predetermined bidding process. All carpet described within this specification is to be supplied and installed per this predetermined pricing and shall be referred to as "standard carpet". Any upgraded carpeting noted on the finish schedule and or the building program statement are not included in this supply and installation method.

1.2 Carpet Materials Manufacturer/Subcontractor:

A. Carpet Manufacturer: Lees Carpets
B. Company Address: 3330 West Friendly Ave
Greensboro, NC 27410
C. Contact: Priscilla Meyer, Customer Service
(800) 523-5647, ext 4936
D. Local Michigan Office: Ken Lobbes
Account Executive
Lees Carpets
454 Overbrook Lane
Grand Rapids, MI 49507
(616) 345-7702
E. Subcontractor Name and Address: Johnson's Contract Interiors
11668 Chief Noonday Road
Middleville. MI 49333
Chris Johnson
(877) 795-4152 (toll free)

1.3 Carpet Product Description (Field Carpet)
A. Manufacturer: Lees, Discovery Series DM882, Modular Carpet Tile,
18" x 18", self adhesive (Lees Self-Lock).
B. Gauge: 5/64"
C. Stitch Rate: 6.8 stitches per inch
D. Pile Height: .123" average
E. Backing Thickness: Glasgow
F. Face Weight: 20 oz./sq./yd.
G. Backing Weight: 120.45 oz./sq./yd.
H. Total Weight: 140.45 oz./sq. yd.

1.4 Carpet Product Description (Border Carpet)
A. Manufacturer: Lees, Essence, Modular Carpet Tile,
18" x 18", self adhesive (Lees Self-Lock).
B. Gauge: 1/8"
C. Stich Rate: 9.1 stitches per inch
D. Pile Height: .187" average
E. Face Weight: 30 oz./sq./yd.
F. Backing Weight: 120.45 oz./sq./yd.
G. Total Weight: 150.45 oz./sq. yd.

1.5 Testing

All carpeting shall comply with the following:

A. Flame spread: Class 1 per ASTM E-648.

B. Smoke developed: 450 or less per ASTM E-662.

C. Pill test: passed DOC-FF-1-70.

C. Dimensional stability: AACHEN test #DIN54318.

D. Phillips Roll Chair Test.

E. Vetterman Drum (ASTM D-5417).

F. IAQ.

Refer to 09650, Resilient Tile and Accessories, for wall base and transitions description.

09900 - PAINTING

1.1 Products:

A. First-line commercial-quality products for all coating systems.

1.2 Exterior Paint Schedule:

A. Concrete, stucco, and Masonry (except concrete masonry units) to Receive Lusterless Acrylic Latex Finish: 2 coats exterior polyvinyl acetate emulsion.

B. Concrete Masonry Units to Receive Lusterless Acrylic Finish: 1 coat latex block filler, 2 coats exterior acrylic emulsion.

C. Ferrous Metal to Receive Full-Gloss Alkyd Enamel Finish: 1 coat synthetic rust-inhibiting primer, 2 coats alkyd gloss enamel.

D. Zinc-Coated Metal to Receive High-Gloss Alkyd Enamel Finish: 1 coat galvanized metal primer, 2 coats alkyd gloss enamel.

1.3 Interior Paint Schedule:

A. Concrete and Masonry (except concrete masonry units) to Receive Lusterless Latex Finish: 2 coats latex-based interior flat paint.

B. Concrete Masonry Units to Receive Semi-gloss Alkyd Enamel Finish: 1 coat high-performance latex block filler, 1 coat interior enamel undercoat, 1 coat interior semi-gloss odorless alkyd enamel.

C. Gypsum Drywall to Receive Lusterless Emulsion Finish (ceilings): 1 coat latex-based interior primer, 1 coat latex-based interior flat paint.

D. Gypsum Drywall to Receive Semi-gloss Alkyd Enamel Finish (walls): 1 coat interior latex-based primer, 2 coats interior semi-gloss odorless alkyd enamel.

E. Gypsum Drywall to Receive Primer Only (at areas to receive wall covering): 1 coat interior latex-based primer.

F. Plaster to Receive Lusterless Latex Finish: 1 coat latex-based interior flat pain, 1 coat interior flat odorless alkyd paint.

G. Woodwork and Hardboard to Receive Full-Gloss Enamel Finish: 1 coat interior enamel undercoat, 2 coats alkyd gloss enamel.

H. Stained Woodwork to Receive Stained-Varnish Rubbed Finish: 1 coat oil-type interior wood stain, 1 coat cut shellac. 1 application paste wood filler, 2 coats oil rubbing varnish.

I. Ferrous Metal to Receive Full-Gloss Enamel Finish: 1 coat synthetic Rust-inhibiting primer, 1 coat interior enamel undercoat, 1 coat exterior alkyd gloss enamel.

J. Zinc Coated Metal to Receive Full-Gloss Enamel Finish: 1 coat galvanized metal primer, 1 coat interior enamel undercoat, 1 coat exterior alkyd gloss enamel.

09950 - WALL COVERINGS

1.1 Vinyl Wall Covering:

A. Type: FS CCC-W-408 Type II medium duty in offices and Type III heavy-duty wall covering in all other places.

B. Stain Resistance: Factory applied polyvinyl fluoride or polymer coating.

1.2 Wall Covering Schedule:

A. Patterns: Stipples, fabrics or woven in color selected.

10100 - VISUAL DISPLAY BOARDS

1.1 Markerboards:

A. Materials: Porcelain enamel face for liquid-type markers, core material, and backing.

B. Operation: Hinged conference units.

C. Trim: Wood frame and tray.

10155 - TOILET COMPARTMENTS

1.1 Type:

A. Toilet compartment shall be ceiling hung, with non-corrosive doors, panels and pilasters similar and equal to Poly-Mar HD®, or Poly-Granite HD® compartments.

B. Panels, doors, and pilasters shall be fabricated from High Density Polyethylene (HDPE) containing a minimum of 10% recycled material manufactured under high pressure forming a single component which is waterproof, nonabsorbent, and has a self-lubricating surface that resists marking with pens; pencils, or other writing utensils. All panels, doors and pilasters to arrive at job site with special protective plastic covering.

1.2 Characteristics

A. Dual component compression molded High Density Polethylene (HDPE) of solid Poly-Mar HD® virgin resin materials in colors that extend throughout the surface; the panels, doors, and pilasters shall have combined recycled and/or virgin material (HDPE) as the core material.

B. Doors, panels, and pilasters shall be a minimum of 1” thick and all edges machined to a radius of .250” and all exposed surfaces to be free of saw marks.

1.3 Fabrication

A. Dividing panels shall be 55” high and mounted at 14” above finished floor.

B. Doors shall be 55” and mounted at 14” above finished floor.

C. Pilasters shall extend from the finished ceiling to a point 14” above the finished floor. (Maximum length not to exceed 9’-0”.)

D. Finish of doors, panels, and pilasters shall be similar and equal to Santana Products, Inc. “Plastic-Glaze 280” color of doors, panels, and pilasters to be selected from the standard Poly-Mar HD®, Poly-Marble HD®, or Poly-Granite color range.

E. Aluminum edging strips to be fastened to the bottom edge of all doors and panels using vandal-proof stainless steel fasteners.

F. Color to be selected from full range of manufacturer’s products.

G. Coat hooks on inside of each door.

10416 - DIRECTORIES AND BULLETIN BOARDS

1.1 Directories:

A. Type: Internally illuminated.

B. Frame: Reveal-type frame and cover design.

C. Glazing: Tinted glass.

D. Message Strips: Film type message strips for rear illumination.

10425 - SIGNS

1.1 Panel Signs:

A. Type: Unframed.

B. Material: Plastic.

C. Copy: Raised lettering in compliance with ADA requirements.

1.2 Dimensional Letters and Numbers:

A. Type: Cast.

B. Material: Stainless steel.

1.3 Cast Plaques:

A. Material: Bronze castings.

10436 - EXTERIOR POST AND PANEL SIGNS

1.1 Panels

A. Type: Hollow box-type panels
B. Copy: Applied.
C. Material: aluminum.
D. Frame: Extruded aluminum.
E. Construction: Fixed signage message.
F. Illumination: internal illumination.

1.2 Posts:

A. Material: structural aluminum tubing, 6063-T5 alloy.
B. Mounting: Permanent, direct-burial.
C. Shape: Square.

1.3 Finishes:

A. Aluminum Finish: Color anodized.
B. Mounting: On 4” high elevated base.
C. Number plates.
D. Locker room benches, wood seat, 5’-0” in length, bolted to floor.
E. Filler strips
F. Doors: Aluminum, baked enamel finish.
G. Door Style: Vertical duo glass panel with concealed
H. Accessories: Glass breaker or fire handle.

10800 - TOILET AND BATH ACCESSORIES.....

1.1 Toilet

A. Toilet tissue dispensers, dual roll, cast aluminum, non-restricted flow.
B. Combination towel dispenser/waste receptacle units, stainless steel, fully recessed, large capacity dispenser and waste.
C. Grab bars, 1-1/2” round stainless steel, one per stall.
D. Sanitary napkin disposal units, stainless steel, one per stall.
E. Seat Cover dispensers - one per stall.
F. Feminine napkin dispenser, stainless steel, fully recessed type, allowing coin or free operations, one per toilet room.
G. Soap dispenser, deck mounted, 7” spout, one per lavatory.
H. Mop and broom holders, two per janitor closet.

1.2 Mirrors and Frames:

A. One per sink in utilitarian toilet rooms, of height sufficient for ASDA and handicap use and for use without stooping by tall individuals.

B. Glazing: Mirror glass, ¼" thick, SATM C1036.

C. Frames: Stainless steel

1.3 Materials and Finishes:

A. Stainless Steel: AISI Type 302 or 304, No. 4 polished finish.

1.4 All products must be supplied by one manufacturer, and have coordinated keying provided. Mounting heights shall comply with ADA requirements.

11132 - PROJECTION SCREENS

1.1 Front Projection Screens:

A. Operation: Electric.

B. Mounting: Recessed mounting at ceiling.

C. Viewing Surface: Matte white surface.

D. Edge Treatment: without black masking borders.

12372 - BREAK ROOM CASEWORK

1.1 Casework:

A. Materials: Plastic laminate, CP28 thickness.

B. Face Style: Flush overlay.

C. Frame Fabrication: Face

D. Frame Finish: Paint.

E. Frame Finish Application: Factory-finished.

1.2 Counters:

A. Materials: Plastic laminate, GP50 thickness with particleboard substrate.

B. Countertop Front Profile: Rolled.

C. Countertop Cove Profile: Cove molding.

D. Countertop Backsplash: Square edge with scribe.

12500 - WINDOW TREATMENT

1.1 Vertical Blinds:

A. Slats: Prefinsihed aluminum.

B. Slat Width: 1".

C. Operation: Tilting and lifting mechanisms, with top-lock and tilt-lock features.

1.2 Drapery Tracks:

A. Track System: Single channel, ball-bearing carriers.

B. Material: Steel with baked enamel finish.

12680 - VESTIBULE MATS

1.1 Foot Grilles:

A. Type: Extruded aluminum with top-surfaced tread rails.

B. Finish: Aluminum with clear anodized finish.

C. Top Surface: Nylon carpet insert.

1.2 Frame:

A. Material: Extruded aluminum, ASTM B221, alloy 6063-T5

B. Type: Recessed.

STATE OF MICHIGAN
DEPARTMENT OF MANAGEMENT AND BUDGET

MINIMUM DESIGN STANDARDS FOR STATE OFFICE BUILDINGS
SMALL LEASE FACILITIES - FINISH SCHEDULE

(Reference Specification Sections and Building Program for specific descriptions and/or manufacturers model numbers)

ROOM TYPE	WALL FINISH	FLOOR FINISH	CEILING	AMENITIES	LIGHTING - CONTROLS
Department Director	Vinyl Wall Covering (VWC)	Carpet upgrade	Suspended lay-in ceiling	Cable TV connection, private conference room, private toilet room, closet, thermostat	Accent lighting, standard lighting, occupant sensor, dimmers
Deputy Director	Accent, Paint	Upgrade or standard carpet with accent boarder	Suspended lay-in ceiling	Semi-private conference room, thermostat	Standard lighting, occupant sensor
Office for 17+ level	Paint	Standard carpet	Suspended lay-in ceiling	None	Standard lighting, occupant sensor
General Office	Paint	Standard carpet	Suspended lay-in ceiling	None	Standard lighting, central controls
Large Conference Room	VWC, chair rail, white board, clock	Standard carpet with accent, boarder	Suspended lay-in ceiling	Cable TV connection, phone & power under table,network connection, cabinet with sink, projection platform at ceiling	Standard lighting, accent lighting, dimmer controls
Small Conference Room	VWC, chair rail, white board, clock	Standard carpet with accent, boarder	Suspended lay-in ceiling	Phone, power, network connections	Standard lighting, accent lighting, dimmer controls
Private Conference Room	VWC, chair rail, white board, clock	Match adjoining office	Suspended lay-in ceiling	Phone, power, network connections	Standard lighting, accent lighting, dimmer controls
Break Rooms	Paint	Vinyl	Suspended lay-in ceiling	Base & upper cabinets with sink, space for microwave and refrigerator, power for microwave and refrigerator	Standard lighting, central controls

STATE OF MICHIGAN
DEPARTMENT OF MANAGEMENT AND BUDGET

MINIMUM STANDARDS FOR STATE OFFICE BUILDINGS
SMALL LEASE FACILITIES – BUILDING FIT UP SCHEDULE

Room Fit-Up Schedule										
	Tenant Separation Walls	Toilet Room	Conference Room	Enclosed Office	Open Office Area	Break Room	Perimeter Walls	Elec/Mech Room	Janitor Closets	Computer/ Communication Rooms
Wall Type	W1	W2	W4	W4	W5	W4	W6	W3	W3	W3
Door Type	D1	D2	D4	D4	D3	D4	D2	D2	D2	D2
Door Hardware	H1/H2	H6	H3	H3	H3	H3	H5	H3	H3	H3
Floor Type	F1	F3	F1/F2	F1/F2	F1	F3	-	F5	F3	F3
Ceiling Type	C1	C2	C1	C1	C1	C1	-	C3	C1	C1

STATE OF MICHIGAN
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MINIMUM STANDARDS FOR STATE OFFICE BUILDINGS
SMALL LEASE FACILITIES – BUILDING FIT UP SCHEDULE

Wall Types Legend	
Designation	Wall Construction Description
W-1	3-5/8" metal studs at 16" o.c. with 5/8" gyp bd each face with acoustical insulation. Extend from finish floor to underside of floor or roof deck. Provide deflection track and seal tight to deck above.
W-2	3-5/8" metal studs at 16" o.c. with acoustical insulation, 5/8" gyp bd on one face with 5/8" moisture resistant gyp bd and ceramic tile to 6' a.f.f opposite face. Extend wall to roof or floor deck above. Provide deflection track above.
W-3	3-5/8" metal studs at 16" o.c. with 5/8" gyp bd on one face with 5/8" gyp bd each face with acoustical insulation. Extend to roof or floor deck above. Provide deflection track above.
W-4	3-5/8" metal studs at 16" o.c. with 5/8" gyp bd each face with acoustical insulation. Extend 1' above ceiling.
W-5	3-5/8" metal studs at 16" o.c. with 5/8" gyp bd each face. Clip to underside of ceiling.
W-6	1-5/8" metal furring with 5/8" gyp bd with rigid insulation. Extend 1' above ceiling.

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MINIMUM STANDARDS FOR STATE OFFICE BUILDINGS
SMALL LEASE FACILITIES – BUILDING FIT UP SCHEDULE

Door Type Legend	
D-1	Aluminum storefront medium stile with side light
D-2	Hollow metal frame and hollow metal door
D-3	Hollow metal frame and hollow metal door/ side light or narrow light glazing
D-3	Hollow metal frame and wood door
D-4	Hollow metal frame and wood door/ side light or narrow light glazing

Hardware Legend	
H-1	Panic bars, closer, lock, hinges, weatherstrip
H-2	Aluminum push/pulls, closer, hinges, floor bumpers
H-3	Mortise passage set, hinges, wall bumper
H-3	Mortise lock set, hinges, wall bumper
H-5	Mortise lock set, hinges, closer, wall bumper
H-6	Push /pulls, closer, hinges, wall bumper

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MINIMUM STANDARDS FOR STATE OFFICE BUILDINGS
SMALL LEASE FACILITIES – BUILDING FIT UP SCHEDULE

Floor Legend	
F-1	State standard carpet with base (See specification and program statement for description)
F-2	Carpet upgrade with base (See program statement for description)
F-3	Vinyl composition tile with base
F-3	Ceramic floor tile with sanitary coved base
F-5	No floor finish, provide anti-dusting sealer only

Ceiling Legend	
C-1	Metal suspension system with acoustical lay-in ceiling
C-2	½" gypsum board on metal suspension system, painted
C-3	Open, no ceiling, no paint